

## NOTICE OF EXEMPTION

**Project Name:** Resolution No. 2025-109 Summarily Vacating portions public utility and emergency vehicle ingress and egress easements in the Winchester area.

**Project Number:** ABS24005, SU14

**Project Location**– See Exhibits “A” through “F”, inclusive.

**Description of Project:** Resolution No. 2025-109 Summarily Vacating portions public utility and emergency vehicle ingress and egress easements in the Winchester area.

**Name of Public Agency Approving Project:** Riverside County Transportation Department, Survey Division, County of Riverside.

**Name of Person or Agency Carrying Out Project:** David L. McMillan, Riverside County Transportation Department, Survey Division, County of Riverside.

**Exempt Status:** California Environmental Quality Act (CEQA) Guidelines, Section 15061(b)(3), General Rule “Common Sense” Exemption. Not a “project” as defined under State CEQA Guidelines, Section 15060(c).

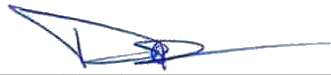
**Reasons Why Project is Exempt:** The vacation of an easement has been determined to not be a “project” as defined under State CEQA Guidelines section 15060(c). However, even if it was determined to be a project under CEQA for analysis purposes, the project is exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The vacation of portions of easements will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause any impacts to scenic resources, historic resources, or unique sensitive environments. Further, no unusual circumstances or potential cumulative impacts would occur that may reasonably create an environmental impact. The vacation of portions of easements will not have an effect on the environment; thus, the County has deemed this does not meet the definition of a “project” under CEQA and no environmental impacts are anticipated to occur.

- Section 15061(b)(3) - General Rule “Common Sense” Exemption. With certainty, there is no possibility that the proposed project may have a significant effect on the environment. Vacating an easement will not require any construction activities, change the use or intensity of the existing site to create a physical environmental impact, and would not lead to any direct or reasonably foreseeable indirect physical environmental impacts. Therefore, in no way would vacating portions of easements have the potential to cause a significant environmental impact and the vacation is exempt from further CEQA analysis.

- Section 15060(c) – for purposes of analysis under CEQA, Vacating an easement is not a “project” under CEQA pursuant to Section 15060(c). An action by a public agency is only a “project” subject to CEQA if the action might result in a physical change in the environment. Based upon a review of the whole action undertaken, supported, or authorized by the County, in no way will Vacating portions of easements increase the use of the site, result in increased development or construction impacts, or lead to any direct, indirect, or cumulative physical environmental impacts.

Based upon the identified exemptions above, the County of Riverside hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed: \_\_\_\_\_



Date: 4/29/2025

**David L. McMillan, Riverside County Surveyor**

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

THAT PORTION OF TRAPPERS LOOP (PRIVATE STREET) WITHIN LOT 1 OF TRACT MAP NO. 32818, FILED IN BOOK 491, PAGES 80 THROUGH 91, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING IN SECTION 32, TOWNSHIP 5 SOUTH, RANGE 2 WEST, S.B.M., DESCRIBED AS FOLLOWS:

**COMMENCING** AT A POINT ON THE NORTHERLY LINE OF SAID TRAPPERS LOOP (PRIVATE STREET) AS SHOWN ON SAID TRACT MAP NO. 32818, SAID POINT BEING THE INTERSECTION OF THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS NORTH 49°52'39" WEST, A DISTANCE OF 285.84 FEET AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 778.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 31°42'28" EAST AS SHOWN ON SAID TRACT NO. 32818;

**THENCE** EASTERLY ALONG SAID NORTHERLY LINE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°33'22", AN ARC LENGTH OF 143.34 FEET TO THE **TRUE POINT OF BEGINNING**, TO WHICH A RADIAL LINE BEARS SOUTH 21°09'06" EAST;

**THENCE** CONTINUING EASTERLY ALONG SAID NORTHERLY LINE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°13'11", AN ARC LENGTH OF 2.99 FEET;

**THENCE** LEAVING SAID NORTHERLY LINE, SOUTH 00°04'28" WEST, A DISTANCE OF 1.08 FEET;

**THENCE** NORTH 89°55'32" WEST, A DISTANCE OF 2.78 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 2 SQUARE FEET, MORE OR LESS.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED BY ME OR UNDER MY SUPERVISION:

 11/20/24  
MICHAEL R. BRENDECKE, PLS 9299

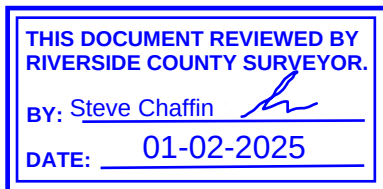
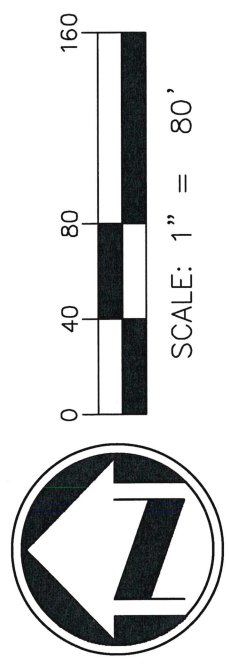
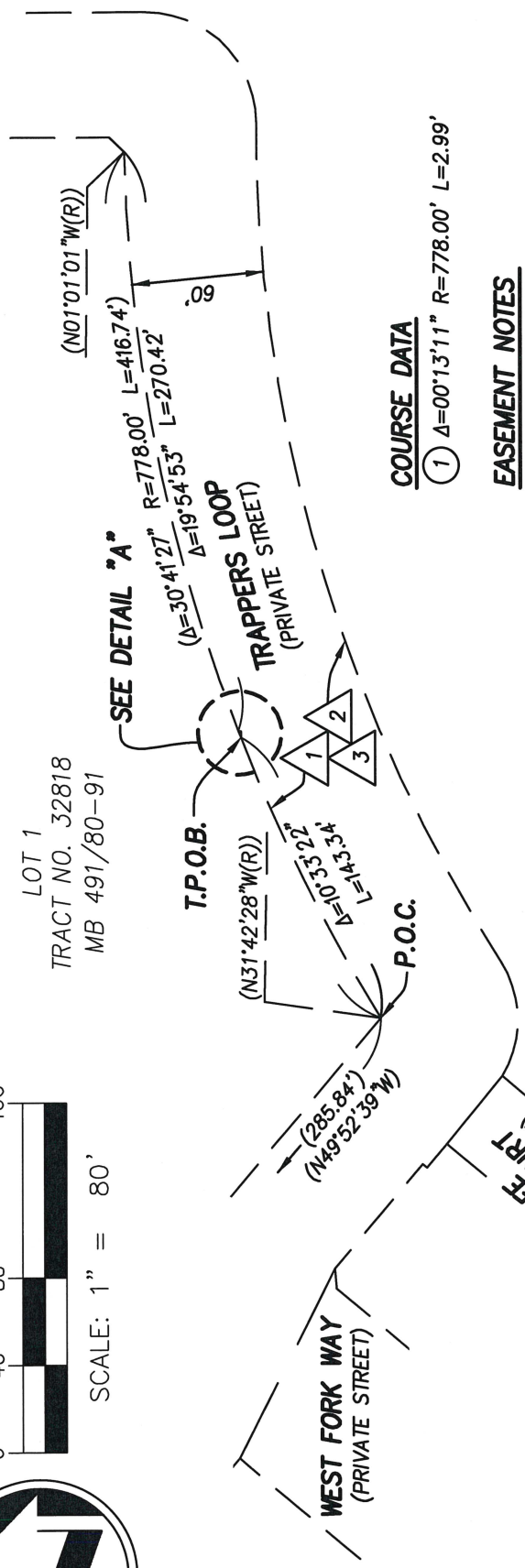


EXHIBIT "B"



LOT 1  
TRACT NO. 32818  
MB 491/80-91



COURSE DATA

- ①  $\Delta=00^{\circ}13'11''$   $R=778.00'$   $L=2.99'$

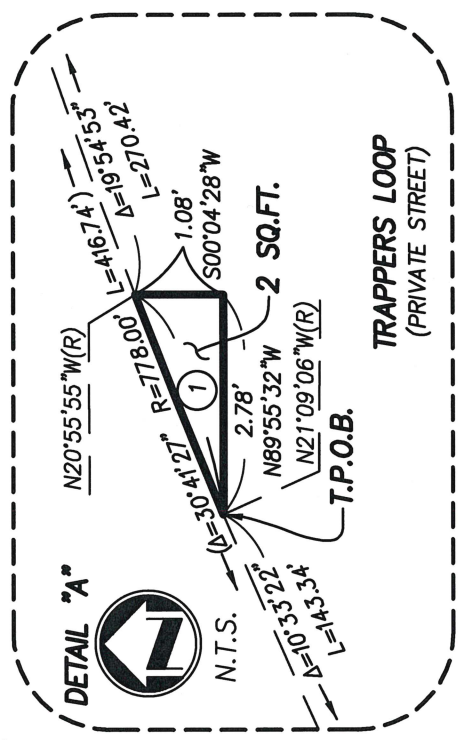
EASEMENT NOTES

- ① A PRIVATE ROAD EASEMENT RETAINED ON TRACT MAP NO. 32818, MB 491/80-91.
- ② AN EASEMENT IN FAVOR OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN THE "PRIVATE ROAD EASEMENT" DEDICATED ON TRACT NO. 32818, MB 491/80-91.
- ③ SEWER, WATER AND RECYCLED WATER EASEMENT, RETAINED ON TRACT NO. 32818, MB 491/80-91.

LEGEND

( ) - INDICATES RECORD DATA PER TRACT NO. 32818, MB 491/80-91.

SECTION 32, T.5S, R.2W, S.B.M.



TRAPPERS LOOP  
(PRIVATE STREET)

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: Steve Chaffin  
DATE: 01-02-2025



PLAT PREPARED BY:  
**adkan ENGINEERS**  
Civil Engineering, Surveying, Planning  
6879 Airport Drive, Riverside, CA 92504  
Tel: (951) 688-0241 · Fax: (951) 688-0599

|                                |                                        |                  |
|--------------------------------|----------------------------------------|------------------|
| JOB NO. 10100                  | DATE: 11/20/24                         | CLIENT: FOREMOST |
| APPROVED BY:                   | PLAT TO ACCOMPANY<br>LEGAL DESCRIPTION |                  |
| MICHAEL R. BRENDHECKE PLS 9299 |                                        |                  |

**EXHIBIT "C"**  
**LEGAL DESCRIPTION**

THOSE PORTIONS OF EXOTIC WOOD LOOP (PRIVATE STREET) WITHIN LOT 1 OF TRACT MAP NO. 32817, AS SHOWN ON MAP FILED IN BOOK 491, PAGES 92 THROUGH 100, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING IN SECTION 32, TOWNSHIP 5 SOUTH, RANGE 2 WEST, S.B.M., DESCRIBED AS FOLLOWS:

**PARCEL "A"**

**COMMENCING** AT A POINT ON THE NORTHERLY LINE OF SAID EXOTIC WOOD LOOP (PRIVATE STREET) AS SHOWN ON SAID TRACT MAP NO. 32817, SAID POINT BEING THE WESTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS NORTH 89°55'03" WEST, A DISTANCE OF 68.28 FEET AS SHOWN ON SAID TRACT MAP NO. 32817;

**THENCE** SOUTH 89°55'03" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 56.06 FEET TO THE **TRUE POINT OF BEGINNING**;

**THENCE** CONTINUING SOUTH 89°55'03" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 12.22 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE;

**THENCE** CONTINUING ALONG SAID NORTHERLY LINE, SOUTH 84°32'51" EAST, A DISTANCE OF 6.81 FEET;

**THENCE** LEAVING SAID NORTHERLY LINE, NORTH 87°59'47" WEST, A DISTANCE OF 19.01 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 4 SQUARE FEET, MORE OR LESS.

**PARCEL "B"**

**COMMENCING** AT A POINT ON THE NORTHEASTERLY LINE OF SAID EXOTIC WOOD LOOP (PRIVATE STREET) AS SHOWN ON SAID TRACT MAP NO. 32817, SAID POINT BEING THE INTERSECTION OF THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS NORTH 50°01'09" WEST, A DISTANCE OF 3.75 FEET AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 455.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 07°58'48" EAST AS SHOWN ON TRACT MAP NO. 32817;

**THENCE** EASTERLY ALONG SAID NORTHERLY LINE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°43'57", AN ARC LENGTH OF 37.58 FEET, TO THE **TRUE POINT OF BEGINNING**, TO WHICH A RADIAL LINE BEARS NORTH 12°42'45" EAST;

**EXHIBIT "C"**  
**LEGAL DESCRIPTION**

**THENCE** CONTINUING EASTERLY ALONG SAID NORTHERLY LINE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°37'21", AN ARC LENGTH OF 4.94 FEET TO A POINT OF CUSP WITH A NON-TANGENT LINE, TO WHICH A RADIAL LINE BEARS NORTH 13°20'06" EAST;

**THENCE** LEAVING SAID NORTHERLY LINE, NORTH 84°33'41" WEST, A DISTANCE OF 4.90 FEET;

**THENCE** NORTH 05°27'15" EAST, A DISTANCE OF 0.65 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 2 SQUARE FEET, MORE OR LESS.

**PARCEL "C"**

**BEGINNING** AT THE INTERSECTION OF THE WESTERLY LINE OF SAID LOT 1 AND THE SOUTHERLY LINE OF SAID EXOTIC WOOD LOOP (PRIVATE STREET) AS SHOWN ON SAID TRACT MAP NO. 32817, ALSO BEING THE WESTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS SOUTH 89°55'03" EAST, A DISTANCE OF 62.16 FEET AS SHOWN ON SAID TRACT MAP NO. 32817;

**THENCE** SOUTH 89°55'03" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 26.17 FEET;

**THENCE** NORTH 00°04'57" EAST, A DISTANCE OF 0.50 FEET TO A LINE PARALLEL WITH AND 0.50 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM SAID SOUTHERLY LINE;

**THENCE** NORTH 89°55'03" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 26.17 FEET TO SAID WESTERLY LINE;

**THENCE** SOUTH 00°05'06" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 0.50 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 13 SQUARE FEET, MORE OR LESS.

**PARCEL "D"**

**COMMENCING** AT A POINT ON THE SOUTHERLY LINE OF SAID EXOTIC WOOD LOOP (PRIVATE STREET) AS SHOWN ON SAID TRACT MAP NO. 32817, SAID POINT BEING THE WESTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS NORTH 89°55'03" WEST, A DISTANCE OF 114.33 FEET, BETWEEN CARIBBEAN PINE WAY AND WALNUT TREE WAY, AS SHOWN ON SAID TRACT MAP NO. 32817;

**THENCE** SOUTH 89°55'03" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 36.01 FEET TO THE **TRUE POINT OF BEGINNING**;

**THENCE** CONTINUING SOUTH 89°55'03" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 42.34 FEET;

**EXHIBIT "C"**  
**LEGAL DESCRIPTION**

**THENCE** LEAVING SAID SOUTHERLY LINE NORTH 00°04'57" EAST, A DISTANCE OF 0.50 FEET TO A LINE PARALLEL WITH AND 0.50 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM SAID SOUTHERLY LINE;

**THENCE** NORTH 89°55'03" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 42.34 FEET;

**THENCE** LEAVING SAID PARALLEL LINE, SOUTH 00°04'57" WEST, A DISTANCE OF 0.50 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 21 SQUARE FEET, MORE OR LESS.

**PARCEL "E"**

**COMMENCING** AT A POINT ON THE SOUTHERLY LINE OF SAID EXOTIC WOOD LOOP (PRIVATE STREET) AS SHOWN ON SAID TRACT MAP NO. 32817, SAID POINT BEING THE WESTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS NORTH 89°55'03" WEST, A DISTANCE OF 114.33 FEET, BETWEEN WALNUT TREE WAY AND CUMARU COURT, AS SHOWN ON SAID TRACT MAP NO. 32817;

**THENCE** SOUTH 89°55'03" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 36.00 FEET TO THE **TRUE POINT OF BEGINNING**;

**THENCE** CONTINUING SOUTH 89°55'03" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 42.35 FEET;

**THENCE** LEAVING SAID SOUTHERLY LINE, NORTH 00°04'57" EAST, A DISTANCE OF 0.50 FEET TO A LINE PARALLEL WITH AND 0.50 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM SAID SOUTHERLY LINE;

**THENCE** NORTH 89°55'03" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 42.35 FEET;

**THENCE** LEAVING SAID PARALLEL LINE, SOUTH 00°04'57" WEST, A DISTANCE OF 0.50 TO THE **TRUE POINT OF BEGINNING**.

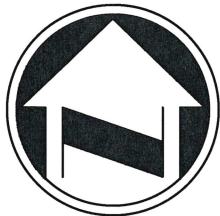
CONTAINING 21 SQUARE FEET, MORE OR LESS.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED BY ME OR UNDER MY SUPERVISION:

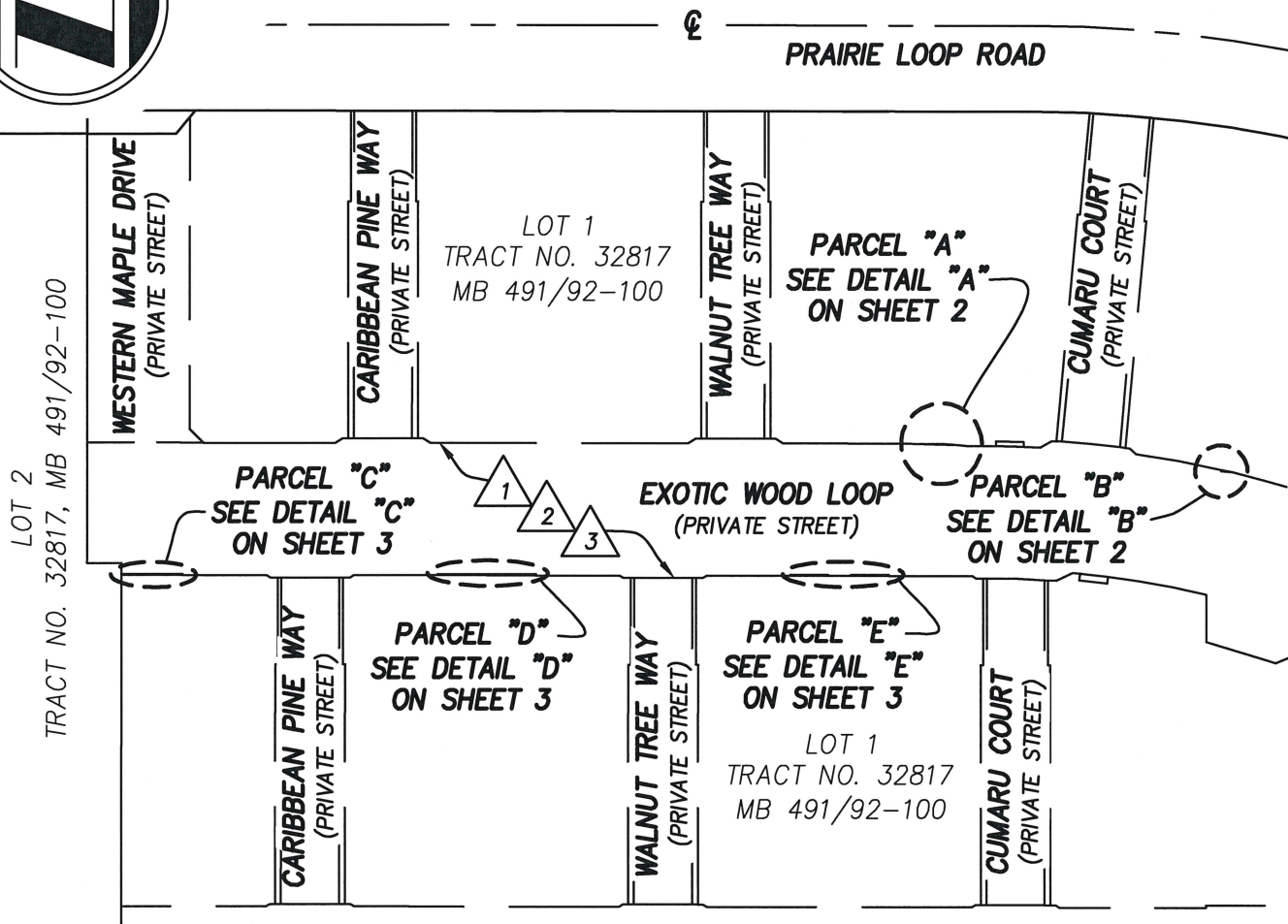
 11/20/24  
MICHAEL R. BREDECKE, PLS 9299





# EXHIBIT "D"

SHEET 1 OF 3



## EASEMENT NOTES

1 A PRIVATE ROAD EASEMENT RETAINED ON TRACT MAP NO. 32817, MB 491/92-100.

2 AN EASEMENT IN FAVOR OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN THE "PRIVATE ROAD EASEMENT", DEDICATED ON TRACT NO. 32817, MB 491/92-100.

3 SEWER, WATER AND RECYCLED WATER EASEMENT, RETAINED ON TRACT MAP NO. 32817, MB 491/92-100.

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

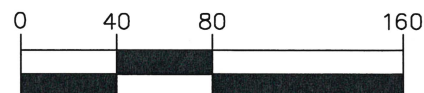
BY: Steve Chaffin

DATE: 01-02-2025



## LEGEND

( ) - INDICATES RECORD DATA  
PER TRACT NO. 32817,  
MB 491/92-100.



SCALE: 1" = 80'  
SECTION 32, T.5S, R.2W, S.B.M.

PLAT PREPARED BY:

**adkan**  
**ENGINEERS**

Civil Engineering · Surveying · Planning  
6879 Airport Drive, Riverside, CA 92504  
Tel: (951) 688-0241 · Fax: (951) 688-0599

JOB NO. 10100

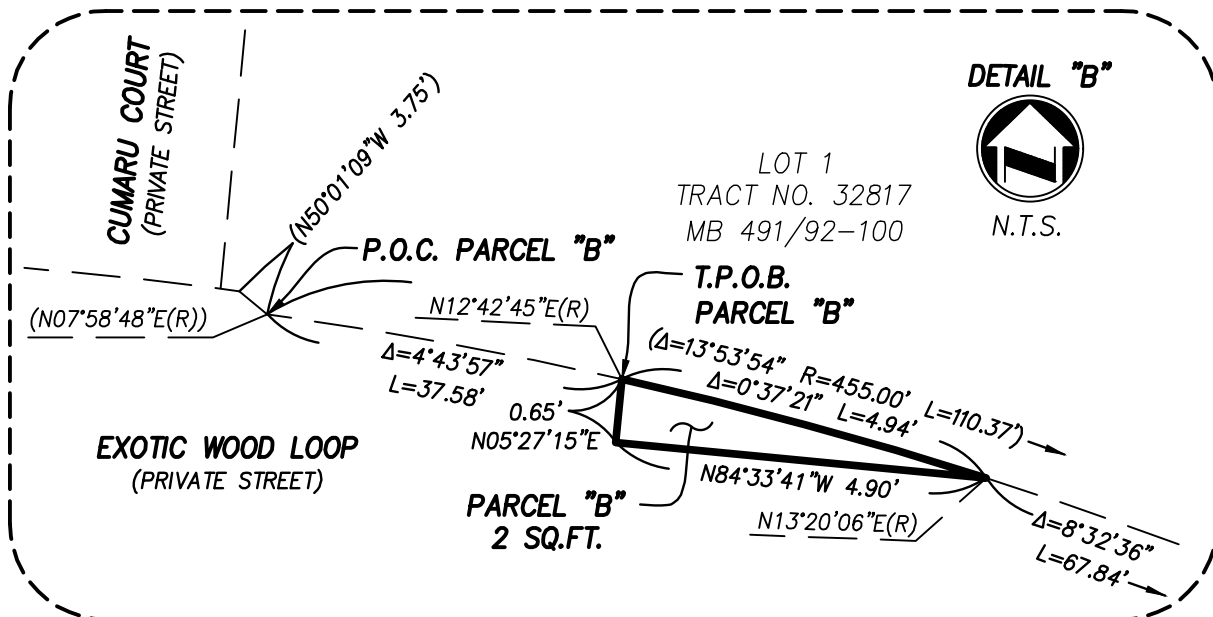
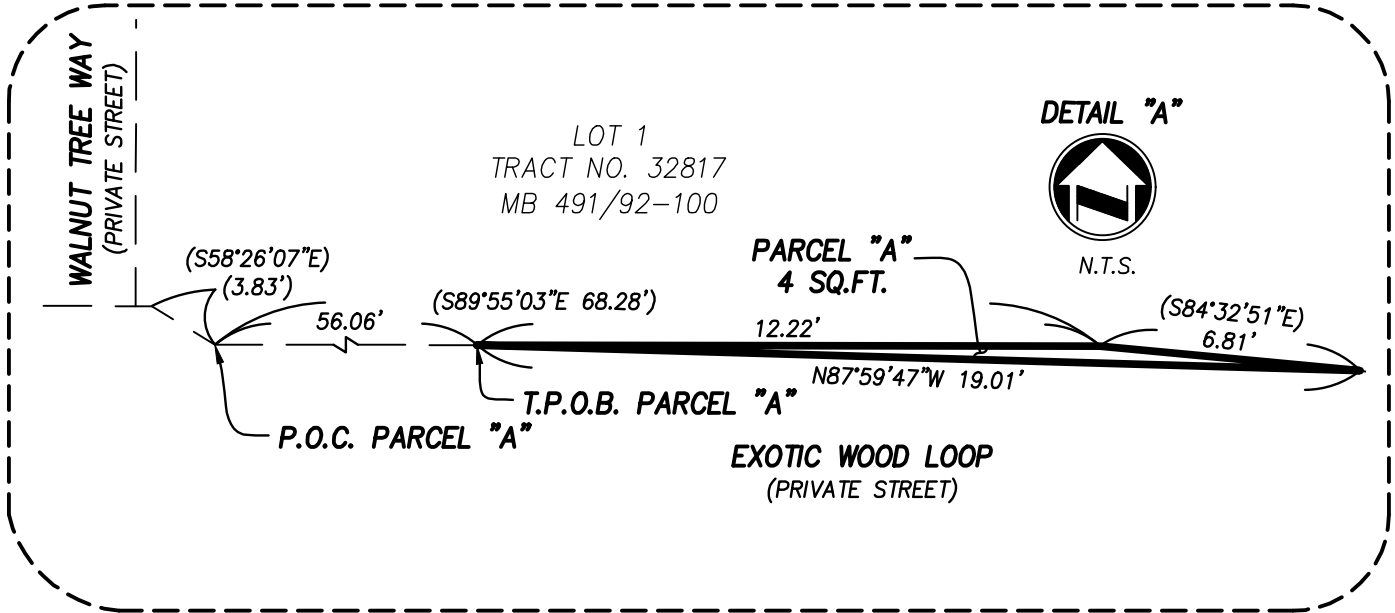
DATE: 11/20/24

CLIENT: FOREMOST

APPROVED BY:

MICHAEL R. BREDECKE PLS 9299

PLAT TO ACCOMPANY  
LEGAL DESCRIPTION



# EXHIBIT "D"

SHEET 3 OF 3

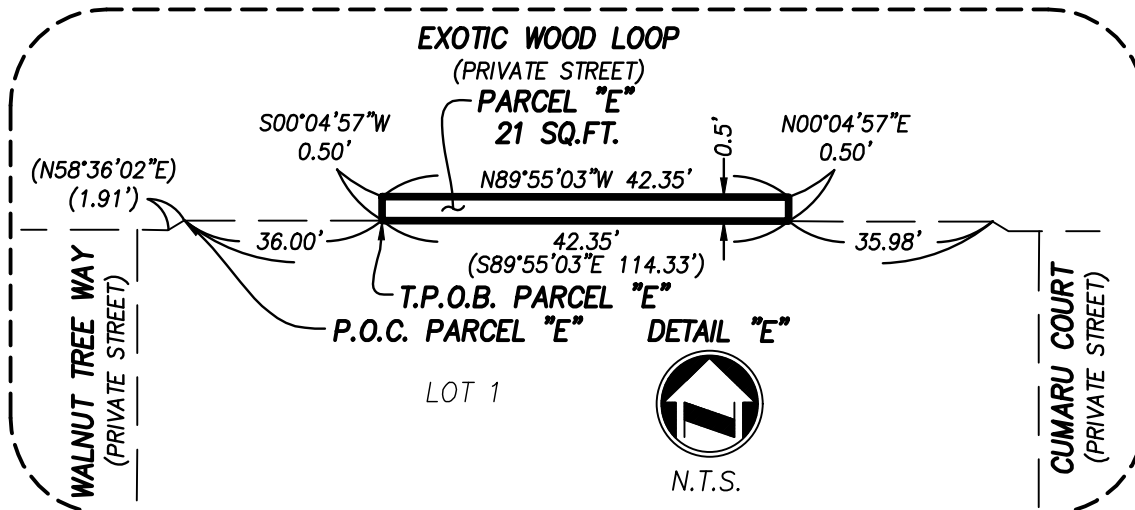
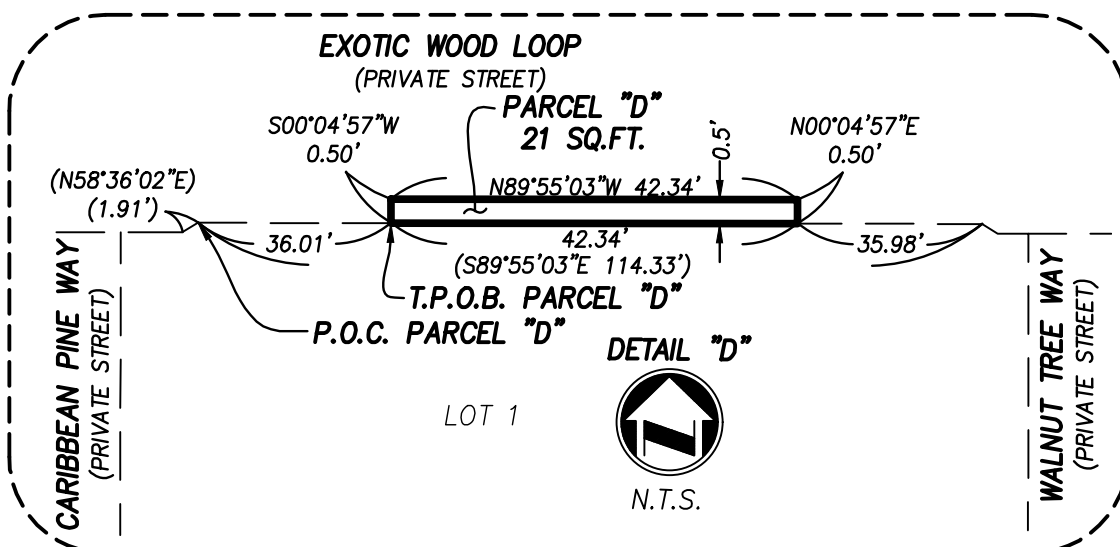
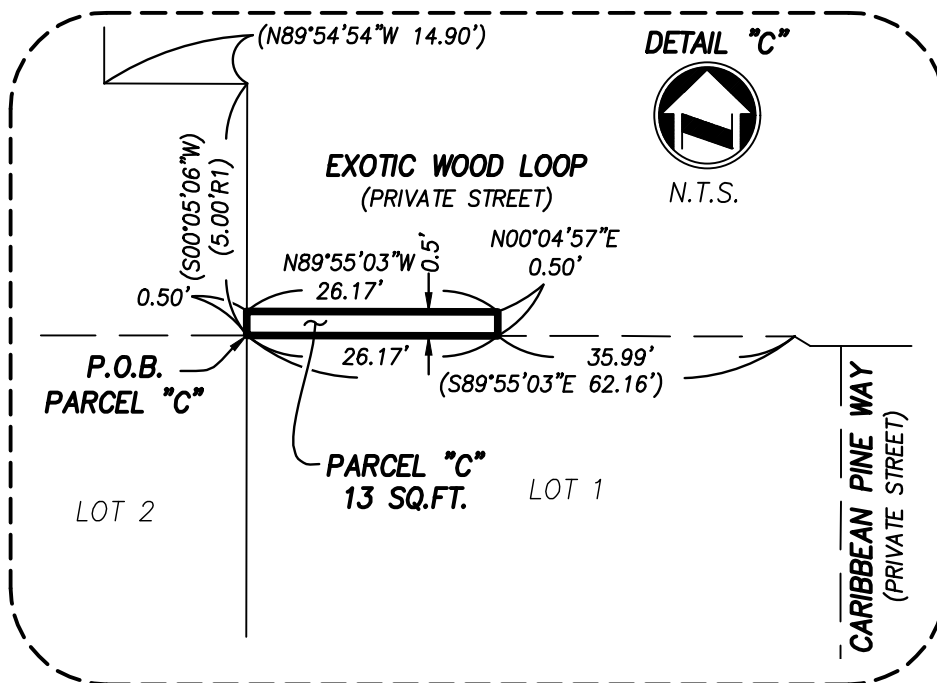


**EXHIBIT "E"**  
**LEGAL DESCRIPTION**

THOSE PORTIONS OF EXOTIC WOOD LOOP (PRIVATE STREET) WITHIN LOT 1 OF TRACT MAP NO. 33743, FILED IN BOOK 492, PAGES 7 THROUGH 12, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING IN SECTION 32, TOWNSHIP 5 SOUTH, RANGE 2 WEST, S.B.M., DESCRIBED AS FOLLOWS:

**PARCEL "A"**

**COMMENCING** AT A POINT ON THE SOUTHERLY LINE OF SAID EXOTIC WOOD LOOP (PRIVATE STREET) AS SHOWN ON SAID TRACT MAP NO. 33743, SAID POINT BEING THE WESTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS NORTH 89°55'03" WEST, A DISTANCE OF 114.33 FEET, BETWEEN BLUE PALM WAY AND LEOPARWOOD WAY AS SHOWN ON SAID TRACT MAP NO. 33743;

**THENCE** SOUTH 89°55'03" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 36.00 FEET TO THE **TRUE POINT OF BEGINNING**;

**THENCE** CONTINUING SOUTH 89°55'03" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 42.34 FEET;

**THENCE** LEAVING SAID SOUTHERLY LINE, NORTH 00°04'57" EAST, A DISTANCE OF 0.75 FEET TO A LINE PARALLEL WITH AND 0.75 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM SAID SOUTHERLY LINE;

**THENCE** NORTH 89°55'03" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 42.34 FEET;

**THENCE** LEAVING SAID PARALLEL LINE SOUTH 00°04'57" WEST, A DISTANCE OF 0.75 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 32 SQUARE FEET, MORE OR LESS.

**PARCEL "B"**

**BEGINNING** AT THE INTERSECTION OF THE EASTERLY LINE OF SAID LOT 1 AND THE SOUTHERLY LINE OF SAID EXOTIC WOOD LOOP (PRIVATE STREET) AS SHOWN ON SAID TRACT MAP NO. 33743, ALSO BEING THE EASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS NORTH 89°55'03" WEST, A DISTANCE OF 61.75 FEET AS SHOWN ON SAID TRACT NO. 33743;

**THENCE** NORTH 89°55'03" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 25.75 FEET;

**THENCE** NORTH 00°04'57" EAST, A DISTANCE OF 0.50 FEET TO A LINE PARALLEL WITH AND 0.50 FEET NORTHERLY, AS MEASURED AS RIGHT ANGLES, FROM SAID SOUTHERLY LINE;

**EXHIBIT "E"**  
**LEGAL DESCRIPTION**

**THENCE** SOUTH 89°55'03" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 25.75 FEET TO SAID EASTERLY LINE;

**THENCE** SOUTH 00°05'06" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 0.50 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 13 SQUARE FEET, MORE OR LESS.

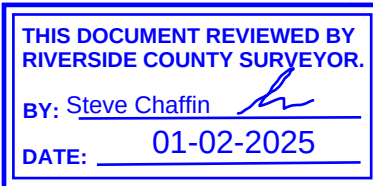
SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

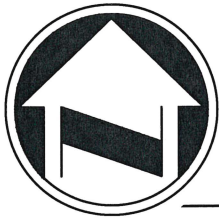
PREPARED BY ME OR UNDER MY SUPERVISION:



MICHAEL R. BREDECKE, PLS 9299

4/20/24

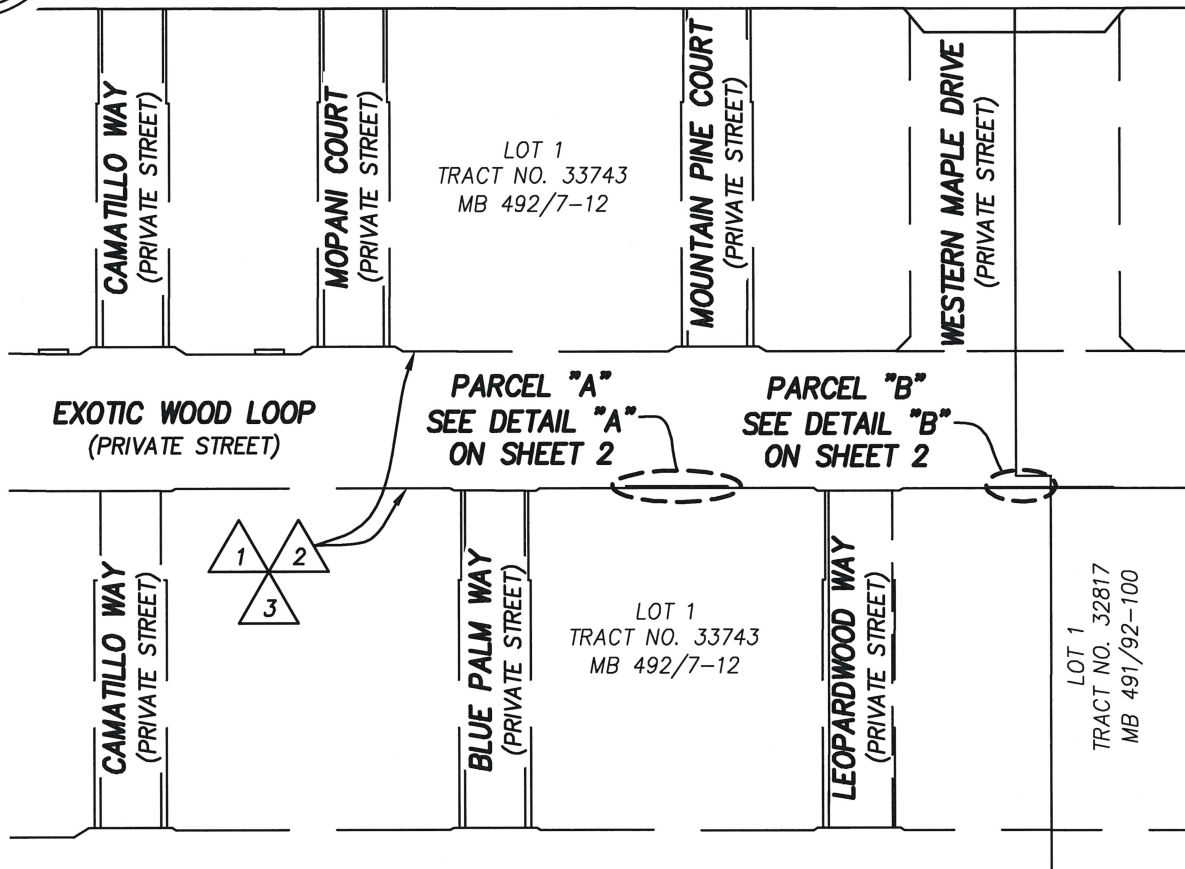




# EXHIBIT "F"

SHEET 1 OF 2

PRAIRIE LOOP ROAD



## EASEMENT NOTES



A PRIVATE ROAD EASEMENT RETAINED ON TRACT MAP NO. 32817, MB 491/92-100.



AN EASEMENT IN FAVOR OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN THE "PRIVATE ROAD EASEMENT" DEDICATED ON TRACT NO. 32817, MB 491/92-100.



SEWER, WATER, & RECYCLED WATER EASEMENT RETAINED ON TRACT NO. 32817, MB 491/92-100.

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: Steve Chaffin

DATE: 01-02-2025



## LEGEND

- ( ) - INDICATES RECORD DATA PER TRACT NO. 32817, MB 491/92-100.  
[ ] - INDICATES RECORD DATA PER TRACT NO. 33743, MB 497/7-12.



SCALE: 1" = 80'  
SECTION 32, T.5S, R.2W, S.B.M.

PLAT PREPARED BY:

**adkan**  
**ENGINEERS**

Civil Engineering · Surveying · Planning  
6879 Airport Drive, Riverside, CA 92504  
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DATE: 11/20/24

CLIENT: FOREMOST

APPROVED BY:

MICHAEL R. BREDECKE PLS 9299

PLAT TO ACCOMPANY  
LEGAL DESCRIPTION

